031.A	0005	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	840,700	/	840,700
USE VALUE:	840,700	/	840,700
ASSESSED:	840,700	/	840,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ADAMS ST, ARLINGTON

OWNERSHIP

Unit #: 23

Owner 1:	REHRIG MATTHEW DUFFY
Owner 2:	REHRIG ANNA MARY BISHOP
Owner 3:	
Street 1:	23 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCHANAN ELIZABETH J -
Owner 2:	-
Street 1:	23 ADAMS ST UNIT 23
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Asbestos Exterior and 1862 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	840,700			840,700
Total Card	0.000	840,700			840,700
Total Parcel	0.000	840,700			840,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.50 | /Parcel: 451.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 312387
GIS Ref
GIS Ref
Insp Date 10/07/17

!15809!

PREVIOUS ASSESSMENT

Parcel ID 031.A-0005-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	840,700	0	.		840,700		Year end	12/23/2021
2021	102	FV	816,600	0	.		816,600		Year End Roll	12/10/2020
2020	102	FV	804,600	0	.		804,600	804,600	Year End Roll	12/18/2019
2019	102	FV	731,500	0	.		731,500	731,500	Year End Roll	1/3/2019
2018	102	FV	648,500	0	.		648,500	648,500	Year End Roll	12/20/2017
2017	102	FV	592,400	0	.		592,400	592,400	Year End Roll	1/3/2017
2016	102	FV	592,900	0	.		592,900	592,900	Year End	1/4/2016
2015	102	FV	548,900	0	.		548,900	548,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:24:37

LAST REV

Date	Time
10/06/21	08:52:08
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15809

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCHANAN ELIZAB	78131-170	1	6/29/2021		1,100,000	No	No		
LOMBARDI KEITH,	54340-322		2/26/2010		533,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2011	747	Manual	2,438					WALL INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
7/29/2013	Info Fm Plan	BR	B Rossignol
2/8/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8200																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.21390975
Const Adj.:	0.94031191
Adj $ / SQ:	348.143
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1142284
Depreciation:	301563
Depreciated Total:	840721

COMMENTS

GLA=1862 SF..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals RMs: 7 BRs: 4 Baths: 2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: AvRate: Ind.Val

Juris. Factor:	1.00	Before Depr:	536.14
Special Features:	0	Val/Su Net:	451.50
Final Total:	840700	Val/Su SzAd	451.50

SKETCH

UnSketched SubAreas:
GLA: 1862,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,862	348.140	648,243

Net Sketched Area: 1,862 Total: 648,243

Size Ad 1862 Gross Area 1862 FinArea 1862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.A-0005-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: Total Special Featues: Total: